

REFERENCE: 7044 – Lloyds Pharmacy Ltd, Bucknall



Freehold Retail Investment Let to Lloyds Pharmacy Ltd – Bucknall

ADDRESS: 128 – 130 Werrington Road, Bucknall, Stoke on Trent, Staffordshire ST2 9AJ

- Prominent Location
- Both buildings let to Lloyds Pharmacy Ltd.

LOCATION

Bucknall is located just 1 mile north of Stoke, enjoying easy access to the M6 (Junction 15) via the main A500 and being 32 miles south of Manchester and 40 miles north of Birmingham.

SITUATION:

Located adjacent to the Cambridge House Doctors' Surgery on this busy main road in an attractive residential area.

DESCRIPTION

Two detached properties comprising two ground floor shops with separate side access to a self-contained flat at first floor level and the other having internal access to Ancillary Accommodation at first floor level.

ACCOMMODATION

No 128 – Ground Floor Shop: Internal Width – 16'4", Shop Depth – 36'8", Built Depth – 53'8", Sales – 600 Sq. Ft. (Approx), Dispensary – 180 Sq. Ft. (Approx), Storage / Staff – 360 Sq. Ft. (Approx)

First Floor Flat – 3 Rooms, Kitchen and Bathroom/WC.

No. 130 – Ground Floor Shop: Gross Frontage – 28'0", Built Depth – 31'6"

First Floor Ancillary Accommodation – Not Inspected.

TENANCY

The entire property is let on a full repairing and insuring lease to Lloyds Pharmacy Ltd for a term of 10 years from 26 June 2013 at a rental of £12,000 per annum exclusive. The flat above No 128 and the entire property at No 130 are sublet.

RENT: £12,000 per annum.

TENURE: Freehold

VAT IS: Not Applicable.

PRICE: Offers in excess of £ 290,000

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